

TRANSMITTAL SLIP		DATE	1/23/87
TO: C/DDA			
ROOM NO.	BUILDING		
REMARKS: YOUR COPY EXA/DDA <u>JK</u> 6 FEB 1987 ms/DA <u>10</u> 06 FEB 1987 DDA/Registry			
FROM: O/Comptroller			
ROOM NO.	BUILDING	EXTENSION	

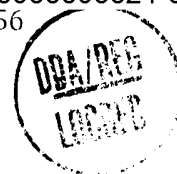
COMPT87-056

Central Intelligence Agency



Washington, D.C. 20505

FEB 1987



The Honorable David L. Boren
Chairman, Select Committee
on Intelligence
United States Senate
Washington, D.C. 20510

Dear Mr. Chairman:

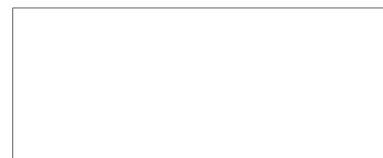
I am writing to seek your support to lease additional office space at a single location [redacted] Virginia, so that we can consolidate most of the personnel and activities that cannot be accommodated in the existing or new Headquarters buildings. We plan to lease a total of 1 million square feet of usable space, [redacted]

[redacted] The requirement for an additional 1 million square feet of space stems from (a) constraints placed on us in designing our new Headquarters building and (b) the growth of our Washington-area workforce since 1980. [redacted]

The design of CIA's new Headquarters building represented a compromise between our goal of consolidating most of our Washington-area workforce at Langley and constraints imposed on us by the National Capital Planning Commission and the McLean Citizens Association on the number of people that could be accommodated on the Headquarters compound. As a result, the building was designed to accommodate the number of CIA employees that existed in the Washington metropolitan area in 1980, along with additional space for future expansion of our computer and communications centers. [redacted]

Since 1980, however, the Agency's Washington-area workforce has grown substantially. Thus, we must now house [redacted] additional people [redacted] full-time staff employees and [redacted] part-time Agency employees and individuals from private contract firms who are working with us on classified projects--beyond those anticipated when the new Headquarters building was designed. We are putting [redacted] more people than planned into the new Headquarters building (in part by reducing space originally planned for computers) and adding another [redacted] in existing Washington-area facilities [redacted] but still must find room to house about [redacted] additional people. We must also provide 125,000 square feet of additional space for Agency computer centers to compensate for space given up in the new Headquarters building and provide local computing support for our employees [redacted] This has the additional benefit of giving us a dispersed computing capability that will increase survivability against natural disasters. Finally, we need 50,000 square feet of additional space to expand our printing facilities to reduce the burden on our existing facility on the Headquarters compound. [redacted]

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In the absence of complete consolidation on the Headquarters compound, our alternatives for meeting these requirements are (a) to remain dispersed in [redacted] buildings throughout the Washington area and to acquire new space piecemeal or (b) to consolidate as much as possible by acquiring additional space in one geographic location. We believe that a consolidated complex provides the best alternative because it will allow us to increase physical and technical security, improve efficiency of operations, and achieve some cost savings.

- We have become increasingly concerned about the security aspects of our current location in a large number of buildings in the Washington area. [redacted]

[redacted] Consolidation into fewer locations will improve both physical and technical security.

- We believe that consolidation will improve the efficiency, productivity, and effectiveness of Agency employees. Agency managers have found that geographic dispersion of Agency components inhibits communication among collectors, analysts, and those who support them.

- Consolidation into fewer locations will also reduce the anticipated costs of upgrading the voice/data communications with Agency buildings outside of the Langley compound to match the capabilities of the new and existing Headquarters buildings. We expect other long-term cost savings through lower communications costs among Agency buildings, reduced courier requirements, and the elimination of duplicate support services such as registries and supply rooms. Our analysis indicates that consolidation at one geographic location, vice occupancy of buildings dispersed throughout the Washington area, will save up to \$50 million between 1987 and 1992. [redacted]

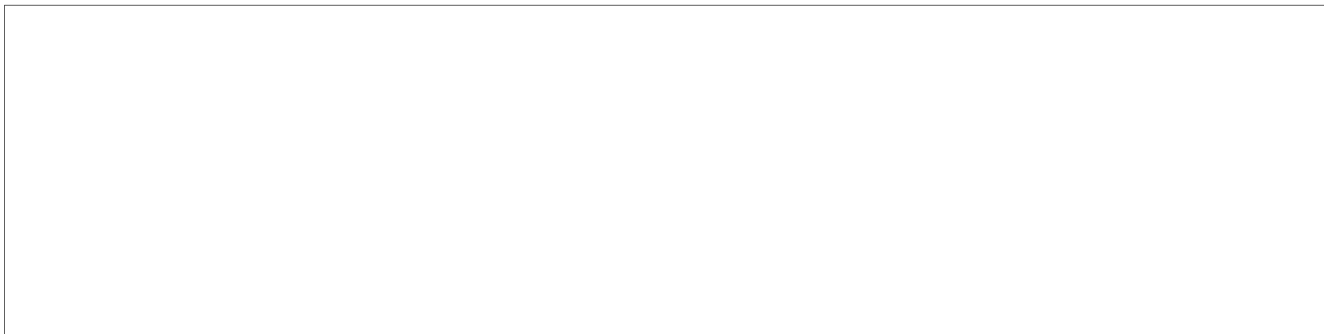
As you know, we have already leased two existing buildings [redacted] [redacted] to accommodate elements of the Foreign Broadcast Information Service (FBIS) and the Office of Development and Engineering (ODE). Your support of early relocation of these components was crucial to our overall space planning because:


- Creation of a number of task forces addressing key policy concerns [redacted] requires additional space in the Headquarters building. These needs cannot be met without relocating people from Headquarters to external buildings. Moving the Office of Development and Engineering (ODE) [redacted] allows us to start this relocation.
- FBIS, now located in three separated locations, must be colocated in a single facility in time to meet hardware and software deliveries already scheduled under a \$52 million segment of the modernization contract. Delivery is scheduled to begin in early 1987. [redacted]

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I am prepared to provide any additional information that you may require on this important initiative. This letter has also been forwarded to The Honorable John C. Stennis, The Honorable Bill Chappell, Jr., and The Honorable Louis Stokes. 


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Sincerely,

/s/ Robert M. Gates

Robert M. Gates
Acting Director of Central Intelligence

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Attachment:
Sources of Funds 

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